

Elevators shall be provided for each residential building of four or more stories. Each garage level shall be considered a story. (Ord. 2623-99 § 1 (part)).

## APPENDIX D

### 19.38.070. Landscaping, irrigation and usable open space.

(a) Table 19.38.070 establishes landscape and usable open space requirements by zone.

(b) General requirements for landscaping and irrigation.

(1) Landscape/irrigation requirements apply whenever landscaping is installed on any unlandscaped lot, landscaping is installed in connection with new construction, replacement or expansion in floor area of any structure, or with the addition or replacement of landscape area in excess of five hundred square feet.

(2) After landscaping is installed, it shall be maintained in a neat, clean and healthful condition.

(A) Landscaping removed due to disease or death of plants shall be replaced to match the approved landscape plan.

(B) Landscaping installed per approved plan which is removed without approval of the city, and which cannot be demonstrated to have been diseased or dead, shall be replaced with specimen plants to match the approved plan.

(3) All undeveloped areas shall be landscaped except:

(A) Lots in the DSP zoning district;

(B) Rear yards in all single-family residential zones;

(C) Parking areas, walks or drives;

(D) Activities specifically permitted as an unenclosed use.

(4) All required landscape areas shall be provided with a permanent irrigation system except for single-family detached and duplex dwellings.

(5) In all single-family residential zones where landscape plans are not required, a wide variety of plant and landscape materials, including unplanted areas are acceptable as long as the area between the house and the curb is maintained in a neat, clean and healthful condition.

(6) Water conserving plants shall be installed in seventy percent of all landscaped areas except:

(A) Single-family;

(B) Duplexes;

(C) Turf areas of public parks;

(D) Golf courses;

(E) Cemeteries;

(F) School grounds.

(7) A list of water conserving plant material shall be maintained, and modified as needed, by the director of community development. The director may approve deviations from the list if certified by:

(A) A landscape architect registered in the state of California;

(B) A California certified nurseryman;

(C) City of Sunnyvale superintendent of parks;

(D) City of Sunnyvale superintendent of street trees and landscape.

(8) Landscape and irrigation plans shall be prepared by a registered architect, landscape architect, licensed landscape contractor, licensed nurseryman or other similarly qualified person.

(c) Minimum planting requirements, unless otherwise authorized by the director of community development, are:

(1) At least twenty percent of the net lot area shall be landscaped.

(2) Trees shall be of minimum fifteen gallon size.

(3) Shrubs shall be at minimum five gallon size; accent or ground cover shrubs may be one gallon size.

(4) Living ground cover shall be installed twelve inches on center.

(5) Trees at twenty-four inches or thirty-six inches box may be required by staff to meet part of the tree requirements.

(6) There shall be one tree per thousand square feet of required landscape area in addition to required street trees and parking lot trees.

(7) There shall be two shrubs per three hundred square feet of required landscape area excluding the required parking lot landscape area.

(8) There shall be mulch at two inches in depth added to all nonturf soil areas.

(9) Nonporous materials shall not be placed under plants or mulched areas.

(10) Installed trees shall have two stakes that are:

(A) At least 2.5 inches in diameter;

(B) Same height as the tree prior to installation;

(C) Installed at least 2.5 feet into the ground;

(D) Attached to the tree in at least two places.

(11) Annual color or water intensive landscaping shall be confined to high visibility and/or high pedestrian use areas.

(12) Non-water-conserving plants shall be grouped to allow more effective irrigation.

(13) All turf areas shall be planted with fescue or similar turf requiring less water.

(14) No turf shall be on mounding with slopes greater than ten percent.

(d) Minimum parking lot landscaping requirements.

(1) At least twenty percent of the parking lot area shall be landscaped.

(2) Trees shall be planted and maintained throughout the lot to ensure that at least fifty percent of the parking area will be shaded within fifteen years after the establishment of the lot. Shading shall be calculated by using the diameter of the tree crown at fifteen years. All surfacing on which a vehicle can drive is subject to shade calculation, including all parking stalls; all drives within the property, regardless of length, and including drive-through lanes; and all maneuvering area, regardless of depth. The following surfaced areas are exempt from shade requirements:

(A) Truck loading area in front of overhead doors;

(B) Truck maneuvering and parking areas unconnected to and exclusive of any vehicle parking;

(C) Surfaced areas not to be used for vehicle parking, driving or maneuvering, provided they are made inaccessible to vehicles by a barrier such as bollards or fencing;

(D) Automobile dealerships, display/sales/service/vehicle storage areas (required parking for auto dealerships is still subject to shading);

(E) surfaced areas existing prior to January 1, 2002.

(3) Landscape areas and parking islands, with or without trees, shall contain living ground cover or shrubs, unless it can be shown that ground cover is incompatible with the tree. Where living ground cover is unsuitable, the director of community development may allow porous, nonliving ground cover such as pebbles or tanbark. Landscape areas and parking islands shall be designed to integrate parking lot and site drainage in order to reduce storm water runoff velocities and minimize non-point source pollution.

(4) A six-inch poured in place concrete curb with drainage "weep holes" shall separate landscaping from parking areas.

(5) A poured in place concrete header with drainage "weep holes" shall separate landscaping from parking areas.

(6) Concrete wheel stops, properly installed with epoxy and metal dowels, are required when landscape areas are not adequately protected.

(7) Parking lot design and landscaping guidelines shall be maintained, and modified as needed, by the director of community development; the director may approve deviations from the guidelines if certified by:

(A) A landscape architect registered in the state of California;

(B) A California certified nurseryman;

(C) City of Sunnyvale superintendent of parks;

(D) City of Sunnyvale superintendent of street trees and landscape.

(e) Minimum buffer landscaping requirements.

(1) Buffer shall maintain a width of at least ten feet.

(2) Buffer shall include a decorative masonry wall six feet in height measured from the highest adjoining grade. When the adjacent non-residential building is two stories or more in height, the decorative masonry wall shall be eight feet measured from the highest adjoining grade. Where a residential use is permitted in a nonresidential zone, the wall shall be required on the residential property, unless a wall is already existing.

(3) Buffer shall include a planted screen of approved trees and shrubs which shall be placed along the length of the buffer at intervals not to exceed twenty (20) feet, provided, however, that the Director of Community Development may grant exceptions through a miscellaneous plan permit when warranted by conditions on the property.

(f) Minimum frontage strip landscape requirements.

(1) There shall be a fifteen-foot strip along the entire frontage measured from the inside edge of the public sidewalk, or if no sidewalk exist, from the curb.

(2) The landscape strip may contain sidewalks and may be crossed by access drives and parking areas as permitted by Section 19.46.310.

(3) Where the area inside the walk is less than six feet in width, a hedge, wall, berm, or raised planter or combination thereof at least thirty inches in height must be provided.

## (g) Irrigation Requirements.

(1) Bubbler or drip type irrigation shall be provided for trees and shrubs. Overhead irrigation systems may be used for clustered shrub plantings.

(2) Valves and control circuits shall be separated based on required rate and quantity of water used.

(3) Serviceable check valves are required where differences in elevation may cause drainage to low elevation sprinklers.

(4) Plans submitted shall indicate the monthly irrigation schedule for each irrigation circuit for one year following the plant establishment period.

(5) Sprinkler heads must have matched precipitation rates within each circuit.

(6) All new systems must have automatic controllers capable of dual or multiple programming.

(7) Controllers and backflow devices shall be screened from public view.

(8) Systems shall be designed to meet the individual needs of each plant group.

(9) Systems shall incorporate a rain shutoff device and battery backup.

## (h) Minimum usable open space requirements.

(1) Usable open space must be designed to be accessible to, and usable for outdoor living, recreation or utility use. Usable open space does not include parking facilities, driveways or any required front yard area.

(2) There shall be at least a twelve foot dimension in any one direction except a minimum of:

(A) Seven feet is permissible for private balconies;

(B) Ten feet is permissible for roofs, decks or porches.

(3) There shall be at least a two hundred square feet area except a minimum of:

(A) Eighty square feet is permissible for private balconies;

(B) One hundred twenty square feet is permissible for roofs, decks, or porches. (Ord. 2714-02 § 3; Ord. 2687-01 § 1; Ord. 2683-01 § 6; Ord. 2643-00 § 1; Ord. 2623-99 § 1 (part); prior zoning code §§ 19.32.070(c)(5), 19.32.080(e)(1), 19.32.090(c)(2), 19.46.050(a)--(e), (g)(1)--(j)(8)).

**TABLE 19.38.070****Summary of Landscape Standards by Zoning District**

<b>Zoning District</b>	<b>Landscape Area Required(1)</b>	<b>Parking Lot Landscaping Required(1)</b>	<b>Usable Open Space Required</b>	<b>15' Frontage Strip Required(2)</b>	<b>10' Buffer Landscaping Strip Required?</b>
<b>R-0</b>	None	No	No	No	(3)
<b>R-1</b>	None	No	No	No	(3)

<b>R-1.5</b>	None	No	No	No	(3)
<b>R-1.7/PD</b>	None	No	No	No	(3)
<b>R-2</b>	850 sq. ft./ du.		500 sq. ft./ du.(7)	Yes	(3)
<b>R-3</b>	425 sq. ft./ du.	(20% of parking	400 sq. ft./ du.	Yes	(3)
<b>R-4</b>	375 sq. ft./ du.	lot and drives)	380 sq. ft./ du.(6)	Yes	(3)
<b>R-5</b>	375 sq. ft./ du.		380 sq. ft./ du.(6)	Yes	(3)
<b>C-1</b>	12.5% of floor area		No	Yes	(4)
<b>C-2</b>	12.5% of floor area	(20% of parking	No	Yes	(4)
<b>C-3</b>	12.5% of floor area	lot and drives).	No	Yes	(4)
<b>C-4</b>	12.5% of floor area		No	Yes	(4)
<b>DSP</b>	(5)	(5)	(5) (7)	(5)	(5)
<b>O</b>	10% of lot area		No	Yes	(4)
<b>P-F</b>	10% of lot area	(20% of parking	No	Yes	(4)
<b>M-S</b>	10% of floor area	lot and drives)	No	Yes	(4)
<b>M-3</b>	10% of floor area		No	Yes	(4)

(1) Minimum landscape area and parking lot landscape requirements must be combined to determine the minimum landscape area required, however, in no case shall the landscape area of a lot be less than 20% of the net lot area, although it may be more.

(2) The 15 foot frontage strip is not required in any zoning district for owner-occupied, single family residential uses which have a frontage on a public street.

(3) The 10 foot buffer strip is required for any property with a non-residential use that abuts a residential use.

(4) The 10 foot buffer strip is required for properties of any use which abuts a residential

district.

(5) Minimum landscape area requirements in the DSP zoning district are governed by the downtown specific plan.

(6) A minimum of 80 sq. ft. total shall be designed as private usable open space.

(7) R-2 and DSP Blocks 8, 9, 10, 11 and 12 require one thousand sq. ft. of usable open space for an accessory living unit.

### **19.38.075. Stormwater runoff pollution prevention requirements.**

Depending on a project's impervious surface area, requirements described in the National Pollutant Discharge Elimination System (NPDES) permit may apply. See Chapter 12.60 and Section 19.82.020(23) of this code for stormwater management requirements and the project application process. (Ord. 2745-04 § 3).

### **19.38.080. Sidewalks--Industrial districts.**

(a) Except as may be permitted by use permit or design permit, all uses within the M-S (industrial and service) and M-3 (general industrial) districts shall provide sidewalks along public street frontage. Such sidewalks shall comply with all applicable specifications and other requirements of Title 13 of this code, with the exception that alternate surface materials, colors and design thereof may be authorized by use permit or design permit; provided that durability, safety and compatibility with adjoining improvements is at least equivalent to the minimum specifications contained in Title 13. Such sidewalks shall be required at the time of any of the following and may be made a condition of issuance of any building permit, certificate of occupancy or other permit required for any of the following:

(1) New construction;

(2) Reconstruction, as defined in subsection (b) of any building or buildings, involving ten percent of the gross building area, or five thousand square feet, whichever is less; or

(3) Expansion of existing individual buildings by ten percent or more of existing gross floor area, or by five thousand gross square feet, whichever is less; or

(4) Change in use requiring a tentative map, special development permit, use permit or design permit having the potential to cause a significant increase in pedestrian traffic.

(b) For purposes of this section, the term "reconstruction" shall mean the demolition and replacement of an existing structure or structures, or portion thereof, which may either completely replace the original structure or which may incorporate a portion or portions of the original building in the new structure. This subsection shall not apply to reconstruction which is confined entirely to the interior of an existing structure.

(c) Where sidewalks are deemed required pursuant to paragraphs (2) and (3) of subsection (a), the costs of such required sidewalk construction shall not exceed ten percent of the total cost of the reconstruction or expansion. (Ord. 2634-00 § 1: Ord. 2623-99 § 1 (part): prior zoning code § 19.46.055).